



The Granary 7 The Hollies, Burntwood, Staffordshire,  
WS7 9EY

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



# The Granary 7 The Hollies, Burntwood, Staffordshire, WS7 9EY

## £725,000 OIRO

Bill Tandy & Company are pleased to offer this rare and unique opportunity to purchase The Granary, a tastefully modernised individual attached barn conversion situated at The Hollies, a select development with private driveway off Coulter Lane in a semi-rural setting enjoying stunning views of Staffordshire countryside. The conversion has been sensitively designed to retain many of the original barns features yet provides all the advantages of modern family living. The wealth of accommodation comprises in further detail to the ground floor; spacious reception hallway, refitted guest cloakroom, study, lounge, dining room and family breakfast kitchen, whilst to the first floor the landing area serves the master bedroom, being complemented by re-fitted en-suite shower room, and dressing room, three further good sized double bedrooms and re-fitted family shower room. The property is approached via a private driveway off Coulter Lane leading to a shared block paved driveway approach to the quadruple garage. Immediately to the front and rear are fenced enclosed gardens with a further larger garden to the fore across from the driveway. All of which makes for an early internal viewing to fully appreciate this superb barn conversion, the location and the high specification and well presented accommodation on offer.



### ENTRANCE HALLWAY

approached via wooden entrance door with obscure double glazed insert and having mat tread, contrasting tiled flooring, timber beamed ceiling, smoke detector, stairs to the first floor accommodation, two radiators, four ceiling light points, useful built-in cloaks cupboard, double glazed window to both front and side and doors lead off to further accommodation.

### GUEST CLOAKROOM

having a modern suite with chrome style fittings comprising W.C. with hidden cistern, wash hand basin with mono tap set upon a suspended vanity storage cabinet, full contemporary wall tiling with Karndean tiled flooring, vertical chrome radiator, inset ceiling spot lighting and extractor fan.

### STUDY

9' 7" x 9' 5" (2.92m x 2.87m) with double glazed window to side, timber ceiling beams and wood flooring set against deep skirting boards and radiator.

### LOUNGE

21' 3" x 13' 2" (6.48m x 4.01m) with three double glazed windows to side, double glazed French doors leading out to the rear garden, timber ceiling beams, wood flooring, corner focal point fireplace with gas burning stove situated on hearth, two radiators and four wall light points.

### DINING ROOM

17' 7" x 9' 2" (5.36m x 2.79m) having two double glazed windows to front, double glazed window and wooden door with double glazed insert to the rear garden, timber ceiling beams, wood flooring, two radiators and door to :

### BREAKFAST KITCHEN

17' 4" x 9' 2" (5.28m x 2.79m) having a comprehensive range of matching modern matt grey wall and base units, contrasting off-white quartz shaped work surface with matching upturned splashbacks forming a stunning traditional 'U' shaped kitchen which does extend out forming a lovely breakfast bar with recess for seating and decorative hanging lights above, inset sink with mono flexible tap fitting, five burner Neff gas hob with contemporary Neff overhead extractor and two separate ovens set below, integrated slimline dishwasher, integrated washing machine, integrated full height fridge and integrated full height freezer, integrated wine fridge, recessed downlights, contemporary vertical radiator, exposed timber ceiling beams, tile effect flooring, double glazed window to front and two double glazed windows overlooking the rear garden.

### FIRST FLOOR LANDING

approached via the return easy tread staircase leading from reception hallway with turn balustrade handrails upon approach, vaulted and part sloping ceilings with timber ceiling beams, useful walk-in storage cupboard with light point, three radiators, double glazed window to the front aspect, smoke detector, Velux double glazed window to side aspect and doors



### MASTER BEDROOM

5.41m x 2.79m (17' 9" x 9' 2") having two double glazed windows to front, two double glazed windows to rear, part vaulted ceilings incorporating timber ceiling beams, radiator and archway to :

### DRESSING ROOM

10' 5" x 9' 3" (3.18m x 2.82m) having contemporary style open rail wardrobes with spaces for hanging, shelving and drawers, two ceiling light points, radiator and door to:

### EN SUITE SHOWER ROOM

having a modern white suite with chrome effect fittings comprising wall mounted vanity wash hand basin with mono tap, dual flush close coupled W.C., and walk in shower cubicle with glazed splash screen door and mains plumbed shower unit, complementary part ceramic wall tiling, Karndean tiled flooring, wall mounted chrome heated towel rail, airing cupboard housing mains pressure hot water system, inset halogen ceiling spot lighting, extractor fan, shaver socket and obscure double glazed window to side.

### BEDROOM TWO

13' 1" x 10' 5" (3.99m x 3.18m) with double glazed window to rear, vaulted ceiling, timber ceiling beams, radiator and Velux double glazed window to side.

### BEDROOM THREE

10' 6" x 9' 5" (3.20m x 2.87m) with double glazed window to the side, vaulted ceiling, timber ceiling beams and radiator.

### BEDROOM FOUR

9' 7" x 9' 5" (2.92m x 2.87m) with double glazed window to side, vaulted ceiling, timber ceiling beams and radiator.



#### FAMILY SHOWER ROOM

having a contemporary suite and chrome style fittings comprising wash hand basin with mono tap set upon a suspended vanity drawers unit, dual flush close coupled W.C., and walk in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic wall tiling, chrome heated towel rail, Karndean tiled flooring, vaulted ceiling, inset halogen ceiling spot lights, extractor fan and obscure double glazed window to front.

#### OUTSIDE

The Hollies development is approached via private driveway with electronically operated entrance gates leading up to The Granary which extends off to the right hand side to a shared block paved driveway leading to the quadruple garage which provides ample parking. To the front and rear of the property are fence/hedge enclosed gardens both providing patio areas ideal for alfresco dining and entertaining, with lawn and herbaceous flower and shrub borders. There is a larger lawned garden to the front across the block paved driveway with fence and hedge perimeter boundaries.

#### QUADRUPLE GARAGE

10.98m x 5.20m max (5.00m min) (36' 0" x 17' 1" max 16'5" min) approached via electrically operated up and over double door on one side and timber bi-fold garage door on the other side having power, light and pitched roof for additional storage.

#### COUNCIL TAX

Band F.

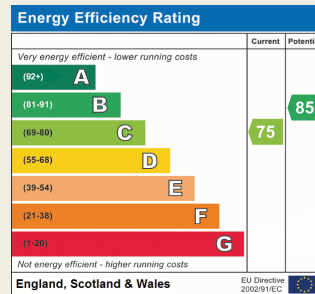


#### FURTHER INFORMATION/SUPPLIES

Mains water, electricity and gas connected. Drainage is to a bio-disk tank. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

#### AGENTS NOTE

Please note we understand there is a Service Charge for the communal areas, communal road and the access lighting of £25.00 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.



#### TENURE

Our client advises us that the property is managed Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

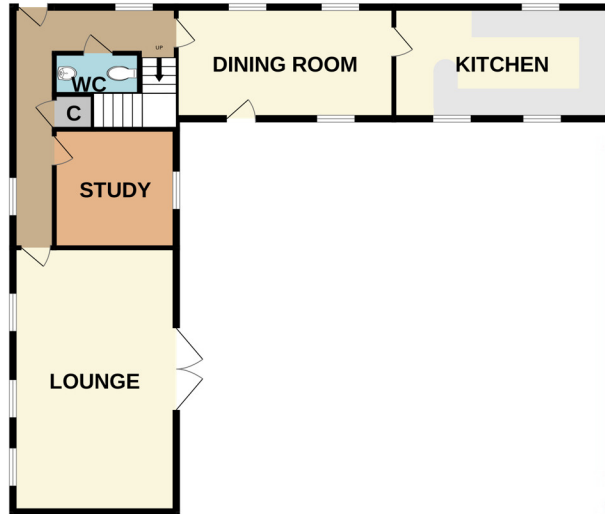


#### VIEWING

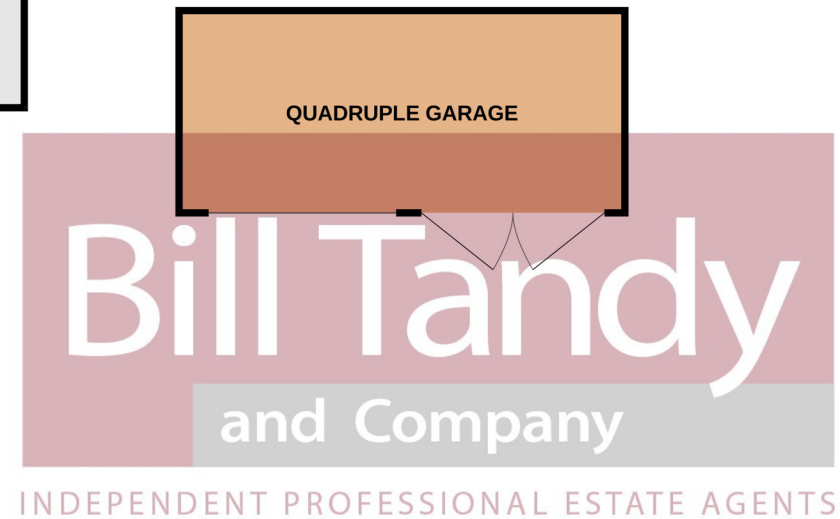
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



1ST FLOOR



7 THE HOLLIES, BURNTWOOD WS7 9EY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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